



Planning

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Mr Peter Schofield
Inspire Design Consultancy Ltd
49 The Tannery
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York
YO10 3WH

Date: 7 June 2024

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 140162/NMC/2024

Description: Non-material amendment of Planning Application 111805/FO/2016/C1 to amend condition 16 (No A5 Use) to confirm that the commercial units on site can be occupied as Use Class E (excluding convenience retail and Hot Food Takeaways (unless ancillary to a Class E use) (Sui Generis) and to remove condition 18 (no convenience store) in order to combine with condition 16.

Location: Lincoln Building , Brazennose Street, Manchester, M2 5BP

I refer to your application for a non-material amendment to planning permission reference 111805/FO/2016/C1.

The proposal seeks to amend Planning Permission 111805/FO/2016/C1 amend condition 16 (No A5 Use) to confirm that the commercial units on site can be occupied as Use Class E (excluding convenience retail and Hot Food Takeaways (unless ancillary to a Class E use) (Sui Generis) and to remove condition 18 (no convenience store), as the particulars of this condition will be merged with the amended condition 16.

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 111805/FO/2016/C1. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 111805/FO/2016/C1 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

16) The commercial units, as indicated on drawings Proposed Ground and West Floor Elevation 01, received by the City Council as Local Planning Authority on the 24 July 2023, and Proposed GF Plan and North Elevation PP/200, received by the City Council as Local

Planning Authority on the 31 May 2024, can be occupied as Use Class E (excluding convenience retail and Hot Food Takeaways (unless ancillary to a Class E use) (Sui Generis) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification).

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester

Should you wish to discuss the matter further, please contact Jack Naven using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing